

47-272

PK 6663PG029

TRANSFER  
TAX  
PAID

**WARRANTY DEED**

(Joint Tenancy – Statutory Short Form)

**030369**

**Eldred C. Gifford and Louise W. Gifford, Trustees of the Gifford Revocable Living Trust**  
and **Eldred C. Gifford and Louise W. Gifford** of Oakland, Kennebec County, Maine, for  
consideration paid, grant to **Richard J. Simonelli**, whose mailing address is 52 Edgemont  
Avenue, Waterville, Maine 04901, with Warranty Covenants, the land, with the buildings  
thereon, situated in Waterville in the County of Kennebec, State of Maine, and being more  
particularly described as follows:

Lot numbered fourteen (14) according to a plan entitled "Property of Alice M. Cyr, Waterville,  
Maine" made by Harry E. Green, C.E. dated January 2, 1944 and recorded in the Kennebec  
County Registry of Deeds in Plan Book 14, Page 70 to which plan reference is hereby made for a  
more particular description of the lot herein conveyed.

Together with a right of way, in common with others, to pass and repass, on foot or with vehicles  
on the portions of the said property as shown on plan "Property of Alice M. Cyr, Waterville,  
Maine" which have been reserved as roads as indicated on said plan.

The above lot is hereby conveyed subject to the following restrictions which are to run with the  
land, to wit:

No dwelling for more than two families is to be built or placed on said lot and no  
single dwelling on said lot is to cost, when completed, less than four thousand  
dollars (\$4,000.00) and no double dwelling house is to cost, when completed, less  
than six thousand dollars (\$6,000.00) and only two (2) garages appurtenant to said  
dwelling shall be placed on said lot;

No huts or shanties shall be placed on said land;

No part of said building or dwelling on said lot excluding bay windows, piazzas,  
porticoes, porches and doorsteps, shall be nearer than twenty (20) feet to the line  
of the street which said building or dwelling faces, excepting however that  
dwellings and buildings excluding bay windows, piazzas, porticoes, porches and  
doorsteps, erected and placed on Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 on and  
according to the plan entitled "Property of Alice M. Cyr, Waterville, Maine" may  
be erected and placed on said lots up to, but not nearer than fifteen (15) feet to the  
line of the street which said dwelling or building faces.

BEING the same premises conveyed by Eldred C. Gifford and Louise W. Gifford to Eldred C.  
Gifford and Louise W. Gifford, Trustees of the Gifford Revocable Living Trust by deed dated  
June 21, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6232, Page 239.

Phillips & Bernier (2)

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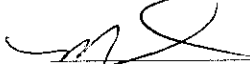
ALSO another certain lot or parcel of land situated in Waterville, Kennebec County, Maine and more particularly bounded and described as follows, to wit:

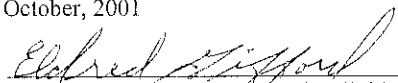
Beginning at the southwesterly corner of lot numbered 14 on a Plan entitled "Property of Alice M. Cyr, Waterville, Maine" made by Harry E. Green, C.E. dated January 2, 1944 and recorded in the Kennebec County Registry of Deeds in Plan Book 14, Page 70 which point also marks the northwesterly corner of lot numbered 13 on said plan; thence running in a southerly direction a distance of seven (7') feet along the westerly line of lot numbered 13 according to said Plan to a stake in the ground; thence turning and running in a straight line to the northeasterly corner of lot numbered 13 and the southeasterly corner of lot numbered 14; thence turning and running along the northerly line of lot numbered 13 which is also the southerly line of lot numbered 14 to the point of beginning. The above parcel is triangular in shape.

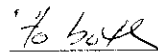
The purpose of this deed is to give the Grantees additional footage on Vose Street so that the Grantees will have the same measurements on Vose Street as the remaining measurements of lot numbered 13 which is now owned by the Grantors herein. This is consistent with the agreement between the within Grantors and the within Grantees when they each respectively purchased lots numbered 13 and 14.

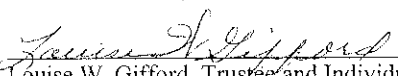
BEING the same premises conveyed by Ralph R. Dickey and Marilyn Dickey to Eldred C. Gifford and Louise J. Gifford by deed dated July 21, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2131, Page 280.

Witness our hands and seals this 15<sup>th</sup> day of October, 2001

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Eldred C. Gifford, Trustee and Individually

  
\_\_\_\_\_  
Witness

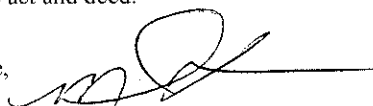
  
\_\_\_\_\_  
Louise W. Gifford, Trustee and Individually

State of Maine  
Kennebec, ss.

October 15, 2001

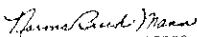
Personally appeared the above named Eldred C. Gifford and Louise W. Gifford, in their said capacity as Trustees of the Gifford Revocable Living Trust as well as individually and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_  
Michael F. Phillips, Jr.  
Attorney at Law  
Maine Bar No. 8219

RECEIVED KENNEBEC SS.

2001 OCT 17 PM 12:58

ATTEST:   
REGISTER OF DEEDS